

Document Title:

Order Granting Receiver's Motion to Approve Sale

Reference Number :

Grantor(s):

additional grantor names on page ____

1. Dahlstedt Family Properties, L.L.C., a Washington limited liability company, Plaintiff

2.

Grantee(s):

additional grantee names on page 2.

1. Barbara Dahlstedt, et. al.

2.

Abbreviated legal description:

full legal on page(s) 5.

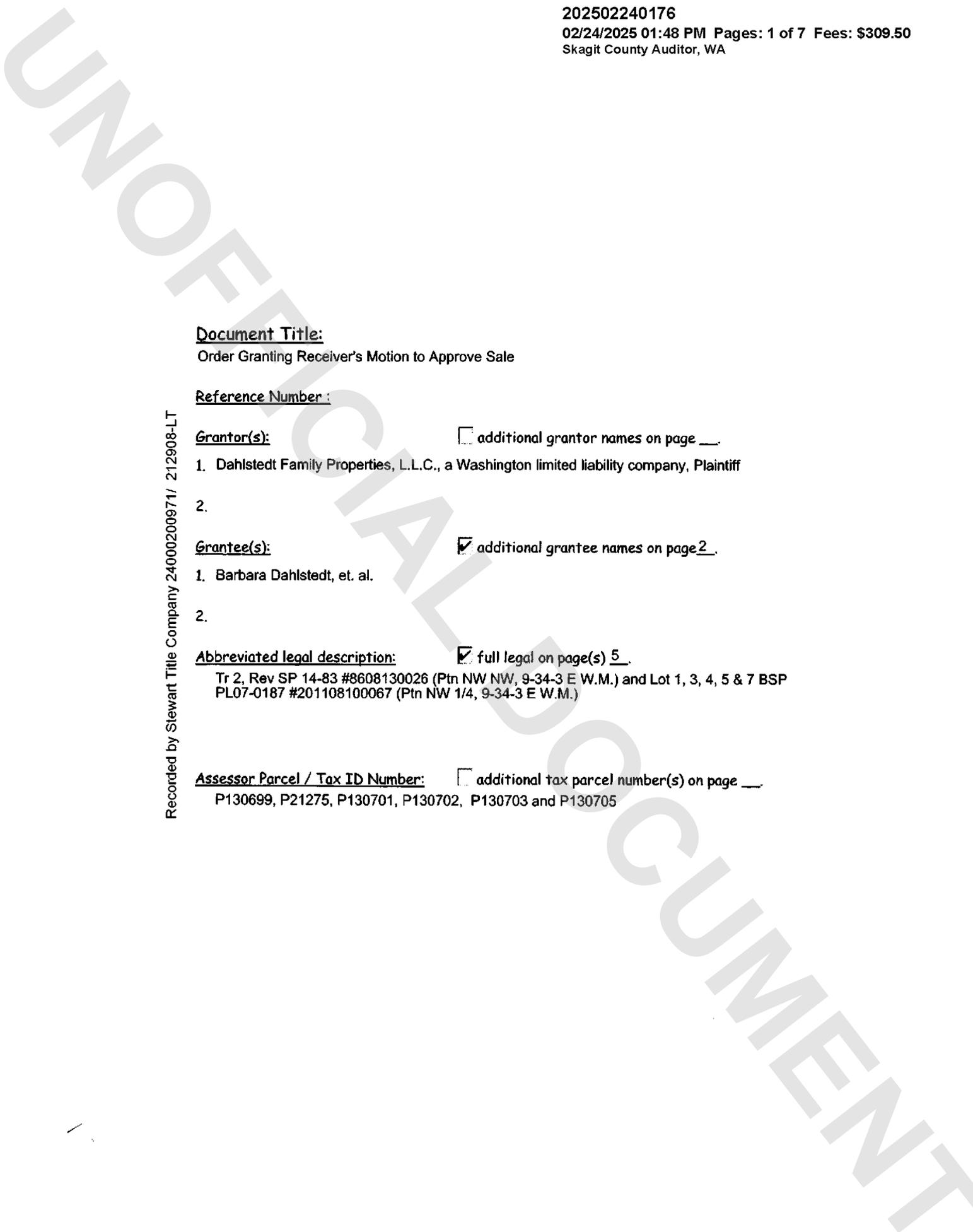
Tr 2, Rev SP 14-83 #8608130026 (Ptn NW NW, 9-34-3 E W.M.) and Lot 1, 3, 4, 5 & 7 BSP
PL07-0187 #201108100067 (Ptn NW 1/4, 9-34-3 E W.M.)

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ____

P130699, P21275, P130701, P130702, P130703 and P130705

Recorded by Stewart Title Company 24000200971/ 212908-LT



24-2-00026-29
ORGMT
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Order Granting Motion Petition
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FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2024 DEC 17 PM 4:23

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 01/31/25



MELISSA BEATON, County Clerk
By: N. Petersen
Deputy Clerk
N. PETERSEN

Civil Motions Calendar
Hearing Date/Time: _____

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

3
DAHLSTEDT FAMILY PROPERTIES, LLC,
a Washington limited liability company,
Plaintiff,

NO: 24-2-00026-29

v.

BARBARA DAHLSTEDT, an individual,
PATRICIA DAHLSTEDT, an individual,
GARY DAHLSTEDT, an individual,
KENNETH DAHLSTEDT, an individual,
NORMAN DAHLSTEDT and PATRICIA
LOUISE DAHLSTEDT MULTI-
GENERATIONAL TRUST, and the ESTATE
OF NORMAN H. DAHLSTEDT,
Defendants.

ORDER GRANTING RECEIVER'S
MOTION TO APPROVE SALE OF
THE PROPERTY COMMONLY
KNOWN AS 13084 BALL ROAD,
MOUNT VERNON, SKAGIT
COUNTY, WASHINGTON, TAX
PARCEL NOS. P130699, P21275,
P130701, P130702, P130703, AND
P130705

THIS MATTER came before the Court upon the motion ("Motion") of Resource Transition Consultants, LLC ("RTC" or the "Receiver"), the duly-appointed general receiver of DAHLSTEDT FAMILY PROPERTIES, LLC (the "LLC"), for authorization to sell the LLC's

ORDER GRANTING RECEIVER'S MOTION
TO APPROVE SALE OF PROPERTY - 1

RESOURCE TRANSITION CONSULTANTS, LLC
4100 194TH ST. SW, SUITE 208
LYNNWOOD, WA 98036
PHONE: (425) 954-9277

1 commercial real property located at the address commonly known as 13084 Ball Road, Mount
2 Vernon, Skagit County, Washington, Tax Parcel Nos. P130699, P21275, P130701, P130702,
3 P130703, and P130705 (the "Property") to Lauts Inc., a Washington corporation, for Five Million
4 Eight Hundred Thousand Dollars (\$5,800,000), free and clear of liens and encumbrances,
5 pursuant to the Purchase and Sale Agreement ("PSA") attached to the accompanying Declaration
6 of Jake Flothe. The Court reviewed the pleadings and files herein, including RTC's motion and
7 the supporting Declaration of Jake Flothe, together with all exhibits and any responses and replies.
8

9
10 Having been fully advised, the Court finds and concludes as follows:

11 1. The Court has jurisdiction over the receivership and the transactions contemplated
12 by the Motion, pursuant to RCW 7.60.055.

13 2. It is in the best interests of the creditors of the estate and the parties to allow the
14 Receiver to sell the Property, free and clear of liens, pursuant to RCW 7.60.260.

15 3. All parties entitled to notice of the motion and the proposed order received such
16 notice and had the opportunity to participate.

17 4. The buyer submitting the offer is unrelated to the Receiver. The sale was negotiated
18 with the Receiver at arm's length and entered into in good faith.

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20
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22 **Now, therefore, IT IS HEREBY ORDERED that:**

23 1. The Receiver is authorized to sell the Property pursuant to the terms of the PSA
24 accompanying the Declaration of Jake Flothe.
25
26

ORDER GRANTING RECEIVER'S MOTION
TO APPROVE SALE OF PROPERTY - 2

RESOURCE TRANSITION CONSULTANTS, LLC
4100 194TH ST. SW, SUITE 208
LYNNWOOD, WA 98036
PHONE: (425) 954-9277

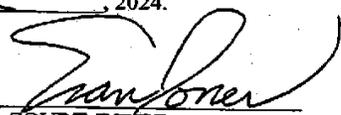
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2. The Receiver is authorized to take all necessary steps to consummate and close the sale. The Receiver shall have the right but not the obligation to seek such further orders of this Court to facilitate the closing of the sale as it may deem necessary or appropriate.

3. The Buyer shall take the Property free and clear of all liens, encumbrances, and rights of redemption.

4. Absent issuance of a stay of the sale, the Receiver shall proceed to close the sale approved under the terms of this Order, notwithstanding the pendency of a motion for reconsideration or an appeal. Reversal or modification of this Order on appeal shall not affect the finality and validity of the transaction or the title granted to the Buyer, absent issuance of a stay of the sale prior to closing.

DONE IN OPEN COURT on 17 DECEMBER, 2024.



SUPERIOR COURT JUDGE

Presented by:
RESOURCE TRANSITION CONSULTANTS LLC
/s/ Jake Flothe
Jake Flothe, WSBA #43714

ORDER GRANTING RECEIVER'S MOTION
TO APPROVE SALE OF PROPERTY - 3

RESOURCE TRANSITION CONSULTANTS, LLC
4100 194TH ST. SW, SUITE 208
LYNNWOOD, WA 98036
PHONE: (425) 954-9277

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

PARCEL A:

Lot 2, Short Plat No. 14-83, Revised, approved August 12, 1986, recorded August 13, 1986, in Book 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, and being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.,

Situate in the County of Skagit, State of Washington.

PARCEL B:

Lot 1, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress, over, under and across the east 20 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M. TOGETHER WITH that portion of the east 20 feet of Lot 3, said Revised Short Plat No. 14-83, lying Northerly of the following described line: Beginning at the Southeast corner of said Lot 3; Thence North 00°05'26" East 238.00 feet (bearing called North 00°05'32" East in previous descriptions) along the east line of said Lot 3; Thence South 89°46'44" West 20.00 feet (bearing called South 89°47'05" West in previous descriptions) to the terminus of said line, except that portion thereof lying within the parcel described above.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the West 30 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M. as described in the "Reservation of Easement" in Statutory Warranty Deed from Norman H. Dahlstedt and Patricia Louise Dahlstedt, husband and wife, to Puget Sound Power & Light Company, dated February 24, 1982, in Volume 467 of Deeds, pages 566 and 567, under Auditor's File No. 8202240060, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL C:

Lot 3, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress, over, under and across the east 20 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M. TOGETHER WITH that portion of the east 20 feet of Lot 3, said Revised Short Plat No. 14-83, lying Northerly of the following described line: Beginning at the Southeast corner of said Lot 3; Thence North 00°05'26" East 238.00 feet (bearing called North 00°05'32" East in previous descriptions) along the east line of said Lot 3; Thence

South 89°46'44" West 20.00 feet (bearing called South 89°47'05" West in previous descriptions) to the terminus of said line, except that portion thereof lying within the parcel described above.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the West 30 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M. as described in the "Reservation of Easement" in Statutory Warranty Deed from Norman H. Dahlstedt and Patricia Louise Dahlstedt, husband and wife, to Puget Sound Power & Light Company, dated February 24, 1982, in Volume 467 of Deeds, pages 566 and 567, under Auditor's File No. 8202240060, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL D:

Lot 4, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

Situate in the County of Skagit, State of Washington.

PARCEL E:

Lot 5, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of the West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East of the Willamette Meridian.

Situate in the County of Skagit, State of Washington.

PARCEL F:

Lot 7, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress, over, under and across the east 20 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M. TOGETHER WITH that portion of the east 20 feet of Lot 3, said Revised Short Plat No. 14-83, lying Northerly of the following described line: Beginning at the Southeast corner of said Lot 3; Thence North 00°05'26" East 238.00 feet (bearing called North 00°05'32" East in previous descriptions) along the east line of said Lot 3; Thence South 89°46'44" West 20.00 feet (bearing called South 89°47'05" West in previous descriptions) to the terminus of said line.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the West 30 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M. as described in the "Reservation of Easement" in Statutory Warranty Deed from Norman H. Dahlstedt and Patricia Louise Dahlstedt, husband and wife, to Puget Sound Power & Light Company, dated February 24, 1982, in Volume 467 of Deeds, pages 566 and 567, under Auditor's File No. 8202240060, records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and roadway, over, under, across and through the east 20 feet of parcel "C" as described in "Attached as Schedule A-1" in Warranty Deed from Dahlstedt Family Properties, L.L.C., to Hughes Farms, Inc., dated November 24, 1997 and recorded January 22, 1998, in Volume 1757 of Deeds, pages 0072 through 0075, under Auditor's File Number 9801220067, records of Skagit County, Washington, and being a portion of Lot 3, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.